

CITY OF HORSESHOE BAY

PLANNING AND ZONING COMMISSION NOTICE OF REGULAR PUBLIC MEETING

May 1, 2018

Notice is hereby given to all interested members of the public that the Horseshoe Bay Planning and Zoning Commission will hold its Regular Public Meeting on Tuesday, May 1, 2018 in the City Council Chambers at City Hall, #1 Community Drive, Horseshoe Bay, Llano County, Texas. The Regular Public Meeting will begin at 3:00 p.m. The agenda for the Regular Public Meeting is to discuss and/or act on the following:

1. Call the Meeting to Order and Establish a Quorum
2. Public Comments (Those who wish to speak are asked to limit their comments to three minutes)
3. Approval of Minutes of the March 6, 2018 Regular Meeting and the April 3, 2018 Special Joint Meeting with City Council
4. Continued Discussion and possible action on a recommendation to City Council regarding Amendments to Sec. 14.02.406(j)(4) in Zones 3 and 4A Horseshoe Bay West and Horseshoe Bay Proper; Sec. 14.02.407(d) in Zone 5 Bay Country; Sec. 14.02.408(e) in Zone 6 Pecan Creek; Sec. 14.02.411(e) in Zone 9 Escondido; Sec. 14.02.412(e) in Zone 10 Siena Creek; Sec. 14.02.414(d)(10) and Sec. 14.02.414(d)(11) in Zone 12 Summit Rock; and Sec. 14.02.421(d)(1) in Zone 18 The Parks at Horseshoe Bay to allow new Conditional Uses with approval by City Council of a Conditional Use Permit and to delete auto service stations in all C-2 Commercial classifications where they are currently permitted uses/City is Applicant
5. Workshop:
Continued discussion and possible action on revised Development Services Staff Draft Future Land Use Map (FLUM)
6. Adjournment


Eric W. Winter, Development Services Dir.

The Planning and Zoning Commission may go into closed session, if necessary and appropriate, pursuant to the applicable section of the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapter D, on any matter that may come before the Commission that is listed on the Agenda and for which a closed session is authorized. No final action, decision, or vote will be taken by the Commission on any subject or matter while in closed session. Any action, decision or vote will be taken by the Commission only in open meeting.



PLANNING & ZONING COMMISSION

MAY 1, 2018

To: Planning & Zoning Commission
Thru: Stan Farmer, City Manager
From: Eric Winter, Development Services Director
RE: May 1 Meeting Agenda Memo

Comments regarding Agenda items:

4. Members will present both the Conditional Uses they would like to encourage in their assigned Zones and the permitted uses they want to see eliminated. Based on the consensus of the Commission regarding both items in all Zones at this meeting, the Commission can direct staff to prepare an Ordinance Amendment with the Commission's recommendation for City Council approval.

5. Workshop

This Workshop will be a continuation of the Workshop on the FLUM at the February 14 Special Meeting. Among the changes that have been made to the FLUM are:

- The public lake access boutique commercial land use has been added back to The Cape area in addition to the one located on Mrs. Hurd's property with access to FM 2147, as a possible Public Improvement District project;
- Addition of Neighborhood Commercial areas along Hwy. 71 between the western City Limits and FM 2147;
- Addition of an existing C-2 zoned area as Neighborhood Commercial on the south side of FM 2147 and Thanksgiving Mountain;
- Addition of Multi-Family Residential along both Hi Circle W. and Hi Circle N. from north of FM 2147 to Ferguson Road, currently zoned R-2 Duplex Residential;
- Addition of a Park land use classification and designation of the City Park areas;
- Enlarged area for the HSB POA's Mausoleum;
- Enlarged Community Entrance on both sides of FM 2147 at Hwy. 71; and
- Added Water Conservation & Irrigation Standards to the Environmental Responsibility part on the 2nd page.

Once the Commission agrees on the FLUM, the final draft version will be presented to the joint meeting of the City Council/P&Z/ACCs and POAs currently scheduled for May 22 at 9 AM. The Commission also needs to determine how many public presentations there should be in the two weeks before the final version is officially approved and recommended to City Council at a public hearing at the P&Z meeting on June 5.

I will be happy to answer any questions you have.

CITY OF HORSESHOE BAY
PLANNING AND ZONING COMMISSION
MINUTES OF SPECIAL MEETING

March 6, 2018

The Planning and Zoning Commission of the City of Horseshoe Bay held a Regular Meeting at City Hall, in the Police Department Conference Room located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on March 6, 2018, in accordance with the duly posted notice of said meeting.

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda subject and item number shown preceding the applicable paragraph.

1. Call the Meeting to Order and Establish a Quorum:

Chairman Neil Andrew called the meeting to order at 3:00 p.m. with a quorum of Commission Members as follows:

Present

Chairman Neil Andrew

Vice-Chairman Pat Bouchard

Commission Member Mark Hazelwood

Commission Member Brent Lane

Commission Member Edwin 'Scooter' Lofton

2. Public Comments (Those who wish to speak are asked to limit their comments to three minutes):

Mayor Pro Tem Craig Haydon, City Manager Stan Farmer, Council Member Jerry Grey, and Sarah Garrett were in attendance but did not ask to speak.

3. Approval of Minutes of the February 6, 2018 Regular Meeting and the February 14, 2018 Special Meeting

Mark Hazelwood made a motion to approve the February 6 meeting minutes, seconded by Pat Bouchard. The motion passed unanimously (5-0).

Scooter Lofton made motion to approve the February 14 meeting minutes, seconded by Brent Lane. The motion passed unanimously (4-0) with Pat Bouchard abstaining.

4. Phoenix Center requests to withdraw their application for the Phoenix Center Planned Development and Concept Plan, including rezoning of 77.0 acres from A-1 Recreational to MU-R4C2-PD Mixed Use R-4 Multi-Family Residential and Commercial Planned Development, which was continued by the Commission from February 6, 2018

The Phoenix Center requested to withdraw its previous application, opting to pursue the project as a C-3 Commercial (Summit Rock) with a Conditional Use Permit for the recreational uses. The request was accepted as officially withdrawn.

5. **Discussion and possible action on a recommendation to City Council regarding Amendments to Sec. 14.02.406(j)(4) in Zones 3 and 4A Horseshoe Bay West and Horseshoe Bay Proper; Sec. 14.02.407(d) in Zone 5 Bay Country; Sec. 14.02.408(e) in Zone 6 Pecan Creek; Sec. 14.02.411(e) in Zone 9 Escondido; Sec. 14.02.412(e) in Zone 10 Siena Creek; Sec. 14.02.414(d)(10) and Sec. 14.02.414(d)(11) in Zone 12 Summit Rock; and Sec. 14.02.421(d)(1) in Zone 18 The Parks at Horseshoe Bay to allow new Conditional Uses with approval by City Council of a Conditional Use Permit and to delete auto service stations in all C-2 Commercial classifications where they are currently permitted uses/City is Applicant**
- Eric Winter explained that the previous Planning and Zoning Commission developed a list of Conditional Use Permits (CUPs) to be brought to City Council. Given the majority turnover of the Commission, the list was brought back to be approved by the new Commission.

Personal Storage buildings were approved. Auto service stations (8 pump max) were approved, with plans to remove them as a permitted use for increased regulation. Contractor's offices were approved, but consensus was that temporary on-site offices should be approved administratively at staff's discretion. Self-storage units were approved, with the condition that their style should be contextually appropriate. Non-hazardous research labs are not currently permitted in any way, and the Commission opted to keep it that way. Community gardens and farmers markets were approved under the condition that the 1 acre maximum be removed to encourage flexibility. Green Plazas and Parks were unanimously approved. Pavilions were approved, but given the ambiguity of it and other designations, a list of definitions will need to accompany the CUPs. The Commission passed on Dog/Animal Parks, acknowledging Council concerns about safety and liability. Biking centers were declined for the same reasons. Kiosks were approved, as were churches and libraries to expand their locations outside of Government, Utility, and Institutional zones.

Mark Hazelwood questioned whether CUPs effectively encourage uses, and if the list should be minimal, with the option to make additions reactively. He suggested taking great care with the wording as not to discourage potentially positive uses. In addition, continued discussion on future vs present concerns in the decision-making process led to the consensus that a joint meeting between City Council and the Planning and Zoning Commission should be scheduled.

Eric Winter tasked members with evaluating conditional uses that would encourage those uses in their respective assigned zones for next meeting.

6. **Workshop:**
Continued discussion and possible action on Development Services Staff Draft Future Land Use Map (FLUM)

Eric Winter reviewed the most recent updates to the FLUM. The commission was in consensus that discussion on this item will be continued at the Joint City Council and Planning & Zoning Commission meeting.

7. **Discussion and action regarding proposal for one-on-one Director Meetings with Commission Members from the February 6, 2018 meeting agenda**

Members will schedule regular one-on-one meetings with Eric Winter, who will keep them apprised of City and Departmental activity.

8. Adjournment

Mark Hazelwood made a motion to adjourn the meeting, seconded by Brent Lane. Chairman Neil Andrew adjourned the meeting at 4:36 p.m.

APPROVED this 1st day of May, 2018.

CITY OF HORSESHOE BAY, TEXAS

Neil Andrew, Chairman

ATTEST:

Eric W. Winter, Development Services Director

A City Council and Planning and Zoning Commission Joint Workshop of the City of Horseshoe Bay was held Tuesday, April 3, 2018, beginning at 9:00 AM in the City Hall, 1 Community Drive, Horseshoe Bay, Llano County, Texas.

1. Call the Meeting to Order and Establish a Quorum

Mayor and City Council Members

Mayor Steve Jordan
Mayor Pro Tem Craig Haydon
Council Member Cynthia Clinesmith
Council Member Kent Graham
Council Member Jerry Gray
Council Member Reagan Lambert

Planning and Zoning Commissioners

Chair Neil Andrew
Vice Chair Pat Bouchard
Brent Lane
Edwin "Scooter" Lofton
Mark Hazelwood

Mayor Steve Jordan called the meeting to order at 9:00am. All City Council and Planning and Zoning Commission members were present.

2. Business

- A. Burnet and Llano County Central Appraisal District Presenters – Stan Hemphill, Chief Appraiser for the Burnet County Central Appraisal District, and Scott Dudley, Chief Appraiser for the Llano County Central Appraisal District, provided presentations regarding their respective appraisal districts. No action was taken.
- B. Appraisal Information and Next Steps Regarding a Portion of Lot 42, Section 3 The Hills Subdivision, Related to the Construction of a Roadway That Will Revise the Connection of Golden Nugget to FM 2831 – Mayor Jordan provided an overview of this item and communication that has taken place to date with the owner. The city would like to improve the safety of this area. City Council convened to executive session at 1:00pm to discuss this item in accordance with Texas Government Code 551.071 (Consultation with City Attorney). Present: Mayor Steve Jordan, Mayor Pro Tem Craig Haydon, Council Member Cynthia Clinesmith, Council Member Kent Graham, Council Member Jerry Gray, Council Member Reagan Lambert, City Manager Stan Farmer, Development Services Director Eric Winter, and City Attorney Rex Baker. Reconvened to the regular meeting at 1:19pm. No action was taken.
- C. Below Standard Structures in Need of Improvement in Horseshoe Bay and Methods for Incentivizing Alternatives – City Manager Stan Farmer and Commissioner Brent Lane provided a report regarding properties in the city that are not substandard, but need to be improved for various reasons. Staff is researching ways the city can provide incentives for these property owners to improve their property. The city will continue to work on developing possibilities and consider implementing a property maintenance code in the future. Any decisions regarding the revision of codes will be brought to City Council for formal consideration in the future. No action was taken.
- D. Speculative Homes Completed in the Past Three Years and Methods of Managing Growth – Mayor Jordan provided an overview of the city's regulations regarding speculative homes. Discussion included the number of spec homes a builder is allowed to have at one time, preventing the development of properties such as tract homes, the size of homes, limits on the number of affordable homes, and the vetting process for builders. General consensus is that the city is doing a good job of managing speculative homes and growth with the processes that are currently in place, and the situation will continually be monitored. No action was taken.

Council Member Reagan Lambert left the meeting at 10:45am.

- E. Walking Trails and Dog Park in Horseshoe Bay – Mayor Jordan provided a history of the interest in Horseshoe Bay for a dog park and the suggestion of converting the area near the new pickleball courts to walking trails. After discussion, general consensus was that there are adequate walking trails in Horseshoe Bay at this time and there is not enough of an interest in having a dog park to pursue it at this time. No action was taken.
 - F. Planning and Zoning Commission Proposed List of Conditional Uses to be Allowed by Council Approval of a Conditional Use Permit in the C-2 and C-3 Commercial Classifications – Council and the Commission reviewed the proposed list and discussed issues related to conditional uses. Discussion included whether or not the list should be used to illustrate the uses that the city would like to encourage in each area of the city. City Attorney Rex Baker encouraged Council to include in the zoning ordinance the uses that the city wants to allow in each area, and leave all other uses subject to Conditional Use Permits which would be considered by Council upon application. The Commission will review the existing zoning ordinance and proposed list of condition uses to determine if the zoning ordinance needs to be amended. No action was taken.
 - G. Review the Future Land Use Map (FLUM) and Plan a Meeting with the City Council, the Architectural Control Committees, and the Property Owner Associations in Horseshoe Bay – Development Services Director Eric Winter reviewed the map prepared by Assistant Planner David Aldridge and Development Services Technician Jessica Noaker. No action was taken.
 - H. Review the Process for Weighing Future Versus Present Concerns in Land Use Decisions – Development Services Director Eric Winter provided a review. Discussions centered around the importance of keeping in line with the Long Range Comprehensive Plan. No action was taken.
 - I. Expansion of 2,000 Foot Limit in Development Agreements for Property on the South Side of Highway 71 – City Attorney Rex Baker provided information related to this expansion. These development agreements automatically renew every three years unless one of the parties elects to terminate it. In order to expand the boundary, the city could give six months' notice to the property owners and inform them that the agreement will be terminated. The city can either then annex the properties or sign a new development agreement that expands the boundary originally agreed upon. The Mayor, City Attorney, and City Manager will meet with the property owners in this area to discuss this issue further before any action is taken. No action was taken.
 - J. Release to the City of Marble Falls a Portion of the City of Horseshoe Bay's Extraterritorial Jurisdiction East of the Overlook Subdivision – Mayor Jordan and City Manager Farmer provided an overview of this item. Staff is recommending the city consider releasing this property to the City of Marble Falls. This item will be added to the April 17, 2018 City Council meeting agenda for consideration. No action was taken.
3. **Adjourn** – The workshop adjourned at 1:20pm.